LOT 168
HAMPTON LAKES PHASE V-B
OR 2445/712

CARROW DENNIS JAMES & PATRICIA ANN
85335 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0168-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

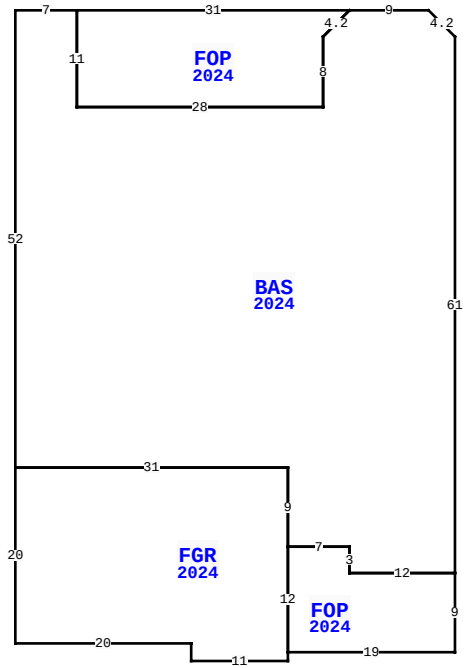
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,490	100	2024	2,490	461,617
FGR	642	55	2024	353	65,442
FOP	192	30	2024	58	10,753
FOP	313	30	2024	94	17,426
TOTALS	3,637			2,995	555,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,995	134.0440	186.32	558,028	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2490 HX Base Yr 2024



85335 STONEHURST PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		555,238
TOTAL MARKET OB/XF VALUE		89,944
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		720,182
SOH/AGL Deduction		11,447
ASSESSED VALUE		708,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		657,324
TOTAL JUST VALUE		720,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011665	SCRN ENCL _ 47X33	15,000	09/13/2023
230008984	POOL	116,643	07/13/2023
230007852			06/20/2023
22015184	NEW CONSTR	408,637	10/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1105	6/30/2023	WD	Q	I	01	779,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CARROW DENNIS JAMES						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E7 S11 E28 N8 U3R3 E9 D3R3 S61 W12 N3 W7 N9 W31 N52 $
FGR=[YR=2024;ORIG=10,62] E31 S9 S12 S1 W11 N2 W20 N20 $
FOP=[YR=2024;ORIG=17,10] E31 D3L3 S8 W28 N11 $
FOP=[YR=2024;ORIG=60,74] W12 N3 W7 S12 E19 N9 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0912	SCRN RM G	0	100	47	33	1,551.00	SF	21.00	21.00	100	2025	2024		97	31,594	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 89,944

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/20/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS